



**DEVELOPMENT REVIEW COMMITTEE
ROOM 145 MUNICIPAL COMPLEX
THURSDAY, DECEMBER 18, 2014**

New Projects

a. OB JOHNSON PARK

PLANNING AND ZONING

Required Approvals:

1. Major Development Review-> Community Meeting ->Planning and Zoning Board -> City Commission
2. Road Vacation(?) -> City Commission (*No application filed*)

Major Development Plan:

General Comments

1. Project consists of a one-story building 41,984 GFA to replace the existing 22, 629 Hepburn Center and Audinasium.
2. Parking: 133 spaces are provided.
3. Zoning: Open Space District
4. Please provide a Rendering of Project.
5. Plans indicate the right-of -way between the 2 parcels is to be vacated. If so, need to file for the R/W vacation and provide documentation per code requirement.
6. There are no specific setback requirements for properties zoned OS. The following setbacks are proposed: *Please dimension the proposed setbacks on the site plans.*

	REQUIRED	PROPOSED
FRONT	TBD	15.5 feet
REAR	TBD	314.8 feet
EAST	TBD	31.7 feet
WEST	TBD	23.35 feet

7. The proposal exceeds the minimum landscaping requirements as follows:

LANDSCAPE REQUIREMENTS		
LANDSCAPING AREA	25%	56.95%%

8. Suggest removal of wheel stops and use of a continues curve for all parking spaces. The 2 front feet to be changed to landscape area. Increase the width if adjacent to a raised concrete sidewalk. Are sidewalks raised or the same level as the parking lot? (No landscaping credit.)
9. Provide a continuous concrete sidewalk across the 2 driveways to the parking lot from NW 8th Avenue.
10. Consider adding stamped concrete or brick treatment at driveway entrances from NW 8th Avenue.
11. Monument sign: maximum allowed is 60 square feet and 8 feet in height; sign proposed is 96 square feet. Reduce sign or waiver required.
12. Consider installing a 6 feet masonry wall to buffer the existing single family home south of the church.
13. Pembroke Road is a 94 feet Collector on the Broward County Trafficways Plan. A 7 feet right-of-way dedication or easement on Pembroke Road is required. Need to provide and show on site plan.
14. NW 7th Terrace is a 40 feet right-of-way. Local streets must be a minimum of 50 feet. A 5 feet dedication or easement is required on NW 7th Terrace. Need to provide and show on site plan.
15. Please address in the IES under “Energy Conservation” how the requirements of green building certification of section 32-786(f)(2) will be met. City facilities are required to be certified. (LEED Silver)
16. Cost recovery Agreement is required for City’s traffic consultant. (Per quote from Michael Miller.) Provide check per consultant’s estimate in the amount of \$1,500.
17. Traffic Mitigation is applicable, (City Engineer to provide estimated fee) after completion of any traffic study revisions.
18. Please provide color copies of the building elevation pages.

19. Plans indicate "429 114 parking spaces required". Please provide a Parking Study/Analysis specific to the proposed use; ie. based on actual use of the Hepburn Center and Audinasium facilities in comparison to the existing parking available, staffing, shifts, and new services and activities proposed, etc.
20. Please note the existing number of parking spaces on the "Existing Site data " table on Page C100.2.
21. Please note the number of on-street parking proposed as additional information.
22. Please provide a narrative summary/cover letter to reflect the proposal, revised with any revisions resulting from the DRC proposal.
23. Required tree minimum of 15' height. (1/500 square feet)

Next Steps:

1. Provide \$1,500 for second DRC, if needed. (Mini DRC w/ Michael Miller, Sairta Sharma and Christy Dominguez
2. Revise plans, traffic and parking study per comments for next DRC.

PUBLIC WORKS

Bob Williams, Joshua Collazo, Gary Gibson, Cathie Schanz

L00

Trees 2-4 – Why remove and not relocate? No note of deficiencies.

L00.1

FYI, area West of NW 7th, North of Lift Station/Garden area is currently a drain field. (Dug out, rocks, etc)
Will need to install street trees along NW 7th Terr (8th Ave trees to remain – may be necessary to add more street trees to meet City Code)

L00.2

We prefer no Oaks or Gumbos in the parking lot. We suggest Geigers or Palms. Overall, canopy's appear close limiting light to grass, etc. Suggest swapping Oaks out as follows:

Oak at East side of building, second oak from South corner of building, change to Geiger.

On West side of building, alternate Oaks with Pink Tab along building.
See attached scan for suggested changes.
Athletic Turf needs to be contained/fenced from non-athletic.
Suggest extending plaza to sidewalk and have trees in grates.

FIRE DEPARTMENT

Applicant agreed to use sprinklers system.